



Crown Street, Brandon, IP27 0JU

welcome to

Crown Street, Brandon

This semi-detached bungalow is found in a POPULAR LOCATION within Brandon, is sold CHAIN FREE and has PLENTY OF SCOPE TO MODERNISE AND RECONFIGURE throughout - viewing is essential!

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded. The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Summary

Located in one of Brandon's most desirable residential areas, this semi detached bungalow is offered with no onward chain and provides an exceptional opportunity for those seeking a home with genuine scope to modernise, reconfigure and add value. Within easy reach of the town's excellent amenities-including schools, supermarkets and direct rail connections to Cambridge and Norwich-it enjoys a wonderfully convenient setting suited to a range of buyers.

The property immediately impresses with its generous frontage, offering ample off road parking. Inside, the layout is surprisingly spacious, beginning with a well sized kitchen and continuing through to a bathroom, separate dining room and a rear living room that overlooks the garden. Three good sized bedrooms provide excellent flexibility, while the adjoining utility room offers further potential to rework the space to suit your needs.

To the rear, the vast garden is a standout feature-an expansive, blank canvas ready for landscaping, entertaining or simply enjoying the outdoors. With its prime position and abundant potential, this is a home that invites fresh vision and promises exciting possibilities.





The Accommodation:

Lounge

With radiator.

Dining Room

With double doors leading out to the rear garden, windows and radiator.

Reception Room

With door leading out to the rear garden.

Kitchen

With a range of fitted kitchen units at wall and base level with work surface over, inset sink unit with mixer tap and drainer over, space and plumbing for washing machine, space and point for oven, space for fridge/freezer, wall mounted boiler, window to front, door to front and radiator.

Bedroom One

With skylight and radiator.

Bedroom Two

With window to rear and radiator.

Bedroom Three

With window to front and electric radiator.

Bathroom

With W.C, wash hand basin with taps over, bath with taps and shower attachment over, access to the loft space, window to front and radiator.

Outside

Front Garden

To the front of the property, there is a driveway providing plenty of space for off road parking.

Rear Garden

To the rear, the enclosed garden is largely laid to lawn with a paved patio area.



view this property online williamhbrown.co.uk/Property/BRD111241



welcome to

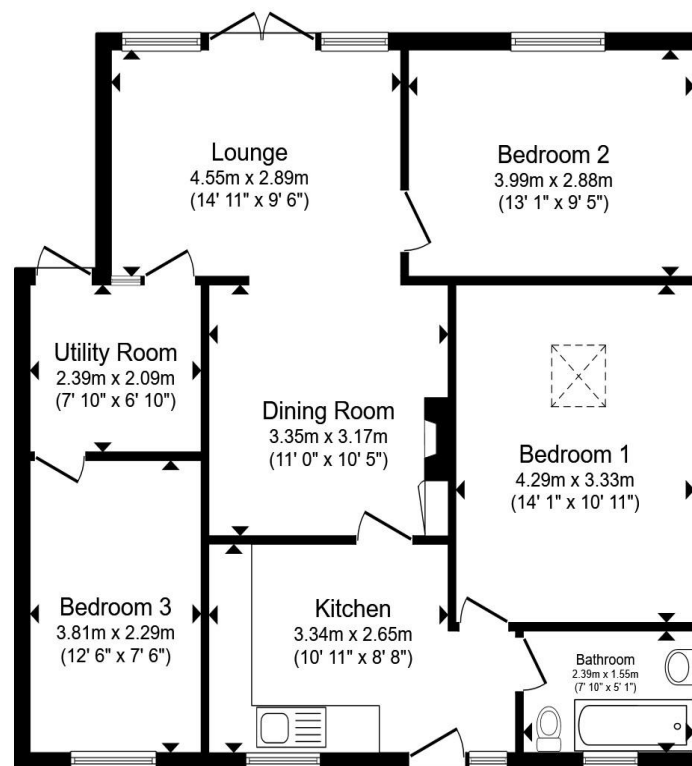
Crown Street, Brandon

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Semi-Detached Bungalow
- Sold with No Onward Chain!
- Three Bedrooms, Multiple Reception Rooms
- Masses of Potential to Improve Throughout

Tenure: Freehold EPC Rating: Awaited
Council Tax Band: A

guide price

£125,000



Total floor area 79.2 m² (853 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



view this property online williamhbrown.co.uk/Property/BRD111241



Property Ref:
BRD111241 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

william h brown



01842 811058



Brandon@williamhbrown.co.uk



18-20 High Street, BRANDON, Suffolk, IP27
0AQ



williamhbrown.co.uk